

# CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

BOOK 55 PAGE 536

## TRUSTEE'S SALE

Trustee's Sale of valuable fee simple property improved by premises known as 10834 Old Annapolis Road, Frederick, MD. By virtue of the power and authority contained in a Deed of Trust from Gene A. Winpigler and Margaret L. Winpigler, dated March 14, 1980, and recorded in Deed Book 11.10 Page 344 among the land records of the County of Frederick, upon default and request for sale, the undersigned trustees will offer for sale at public auction at the front of the Courthouse for the County of Frederick, at 100 W. PATRICK STREET, FREDERICK, MD, on

**FRIDAY, JANUARY 29, 1988**

**AT 11:00 A.M.**

all that property described in said Deed of Trust as follows:

Being all that lot or parcel of land situate, lying and being on the northerly side of the public road known as Old Annapolis Road, in Mt. Pleasant Election District, Frederick County, Maryland, and being more particularly described as follows: Beginning with the first line in a Deed from John W. Elkins, Jr. and Maria B. Elkins, his wife, to the Grantors herein, dated the 1st day of December, 1978, and recorded in Liber 1069, folio 623, among the Land Records of Frederick County, Maryland, and running with said 1st line N 89 degrees 08' 59" W 179.55 feet to a point on the northerly side of Old Annapolis Road; thence N 05 degrees 00' 12" E 200 feet; thence S 85 degrees 11' 01" E 200 feet, to intersect with the 4th line of the whole tract out of which this conveyance is made; thence with the 4th line S 05 degrees 00' 08" W 200 feet to the place of beginning, containing 0.918 acre of land, more or less.

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

**TERMS OF SALE:** A deposit of \$4,000.00 cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 13.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale. Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property will be resold at risk and costs of the defaulting purchaser. Trustee's File No. 87-0071.

**JOHN S. BURSON,  
TRACI LYNN BARRETT,  
Substitute Trustees**

SHAPIRO & BURSON  
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Frederick, Md.

Jan. 27, 1988

This is to certify that the annexed

Trustee's Sale

was published in Fred. News+Post

newspapers published in Frederick County on the following

dates: FEB 14/13 - 20 - 27/88

THE NEWS-POST

Per

Ruth Grob